



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**
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**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

2020/Case #868

Special Permit

Decision of the Board of Appeals on the petition from BRIAN and CHRISTINA ZONIA of 68A Millbury Ave. requesting that the Zoning Board of Appeals grant a Special Permit for:

**A 2ND STORY ADDITION ON A PRE-EXISTING, NON-CONFORMING STRUCTURE
WITHIN THE FRONT AND SIDE SETBACK.**

At their duly held meeting on Thursday, June 25, 2020 the Zoning Board of Appeals took the following action: Motion made by Mr. Yeomans and seconded by Ms. Reed that the Zoning Board of Appeals grant a Special Permit to BRIAN & CHRISTINA ZONIA at 28 BERNARD ROAD NORTH GRAFTON, MA TO ALLOW A 2ND STORY ADDITION AND SQUARE OUT THE BACK OF A PRE-EXISTING, NON-CONFORMING STRUCTURE AS DEPICTED IN EXHIBIT A, ATTACHED.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1930.
- F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.
- F3. THE R20 ZONE REQUIRES A 140' OF FRONTAGE.
- F4. THE LOT HAS 50' OF FRONTAGE.
- F5. THE R20 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 8.3' OFF THE FRONT YARD SETBACK.
- F6. THE R20 ZONE REQUIRES A 15' SIDE YARD SETBACK AND THE STRUCTURE IS LOCATED 6' OFF THE SIDE SETBACK.
- BASED ON FINDINGS F1-F6, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F7. THE CURRENT USE IS A RESIDENCE AND THE PROPOSED USE IS A RESIDENCE.
- F8. THE CURRENT HOME IS A 1 BEDROOM, 1 BATH HOME, THE PROPOSED HOME IS A 4 BEDROOM, 2.5 BATH HOME.
- F9. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENTIAL STRUCTURES.

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BASED ON FINDINGS F7-F9, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

F10. THE LOT IS IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.

F11. THE CHANGE IS AN INCREASE OF 0%.

BASED ON FINDING F10-F11, THE PROPOSED CHANGE IS WITHIN THE 50% INCREASE ALLOWED IN THE WSPOD AND WILL NOT BE MORE DETRIMENTAL TO THE SUPPLY AND QUALITY OF GROUNDWATER THAN THE EXISTING USE.

ON A ROLL CALL VOTE:

William McCusker, Chairman: **YES**

Marianne Desrosiers, Vice Chairman: **YES**

Kay Reed, Clerk: **YES**

William Yeomans, Member: **YES**

Brian Waller, Member: **YES**

Carl Parisi, Alternate Member: **Present at meeting**

Seetharaman Ganesan, Alternate Member:

Present at meeting

Motion: GRANTED

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L.c.40A.

William McCusker, Chairman _____

Marianne Desrosiers, Vice Chairman _____

Kay Reed, Clerk _____

William Yeomans, Member _____

Brian Waller, Member _____

Carl Parisi, Alternate Member _____

Seetharaman Ganesan, Alternate Member _____

A complete file of this case (Case # 868/2020) is on file with the Town Clerk.

